

Department of Health & Human Services
Division of Child & Family Services

NEVADA EARLY INTERVENTION SERVICES

2667 Enterprise Road
Reno, Nevada 89511

Site Number: 9859

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report Printed in September 2021

Department of Health & Human Services
Division of Child & Family Services

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9859

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0515	NEVADA EARLY INTERVENTION SERVICES 2667 Enterprise Rd. Reno	19800	1980	10/24/2017	\$62,700	\$543,900	\$102,700	\$709,300	\$5,940,000	12%
9859	NEVADA EARLY INTERVENTION SERVICES SITE 2667 Enterprise Rd. Reno		0	10/24/2017	\$71,700	\$91,200	\$0	\$162,900		0%
Report Totals.....:		19,800			\$134,400	\$635,100	\$102,700	\$872,200	\$5,940,000	15%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

Table of Contents

Building Name	Index #
NEVADA EARLY INTERVENTION SERVICES SITE	9859
NEVADA EARLY INTERVENTION SERVICES	0515

NEVADA EARLY INTERVENTION SERVICES SITE

SPWD Facility Condition Analysis - 9859

Survey Date: 10/24/2017

NEVADA EARLY INTERVENTION SERVICES SITE

BUILDING REPORT

The Nevada Early Intervention Services is located north of the University of Nevada Reno Campus. The site has one structure and paved parking including ADA accessible parking. The facility is served by city water and sewer services, natural gas and electrical power is provided by NV Energy. The north side of the site is adjacent to a steep slope which is sloughing debris onto the fire department access road and will be addressed in the report. The site is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$71,700****Currently Critical****Immediate to Two Years****Project Index #: 9859SIT3****Construction Cost \$34,800****ADA PARKING UPGRADE**

The ADA provides for accessibility to sites and services for people with physical limitations. The existing ADA parking spaces have reached the end of their useful life due to pavement deterioration. Based on the total number of parking spaces at this facility, 4 concrete parking spaces are necessary to comply with ADA requirements. This project would provide for 4 concrete ADA parking spaces and walkways to the existing sidewalk. This will require regrading, installing concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

Project Index #: 9859SIT2**Construction Cost \$36,900****EROSION CONTROL**

On the north side of the building, the dirt bank between the building and McCarran Blvd is eroding considerably. The runoff from McCarran Blvd is exacerbating an already poorly designed drainage area. The dirt bank has spilled over the curb into the access road. There have been several minor improvements accomplished to control the situation, but it is apparent that a major improvement must happen to protect the road, parking and the building from permanent damage. This project recommends installing a retaining wall near the curb to provide proper drainage and erosion control. The estimate is based on a 300 foot long, 4'-0" high reinforced concrete masonry unit retaining wall. This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$91,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9859SIT4****Construction Cost \$16,200****EXTERIOR SOLAR SITE LIGHTING UPGRADE**

There is limited site lighting for the access road and parking area which is a security and safety concern. This project would provide for the installation of 2 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

Project Index #: 9859SIT1**Construction Cost \$75,000****SLURRY SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 60,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$71,700
Priority Class 2:	\$91,200
Priority Class 3:	\$0
Grand Total:	\$162,900

NEVADA EARLY INTERVENTION SERVICES BUILDING REPORT

The Nevada Early Intervention Services is a slump stone masonry and wood framed structure with a composition roofing system and concrete foundation.

The facility provides family-centered multidisciplinary diagnostic and early intervention services encompassing a 50-mile radius around Reno. The facility is mostly ADA compliant and has a fire alarm and sprinkler system. The HVAC system consists of 2 hot water boilers in the basement and AC condensers on the roof with fan coil units scattered throughout the building. The building is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$62,700**
Currently Critical **Immediate to Two Years**

ADA KITCHEN REMODEL

Project Index #: 0515ADA3
Construction Cost \$24,600

The kitchen is in fair to poor condition and does not meet the Americans with Disabilities Act (ADA) requirements. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. ADA features such as accessible fixtures, clear floor space and compliant counter heights should be integrated into the new design. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and appliances with mid range, high quality components that comply with ADA requirements. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

ADA SIGNAGE

Project Index #: 0515ADA4
Construction Cost \$4,600

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

REGRADE CRAWLSPACE

Project Index #: 0515INT4
Construction Cost \$2,500

There are locations in the crawlspace where soils are in contact with wood and gypsum board materials. 2018 IBC Section 2304.12 Protection Against Decay and Termites requires a minimum of 8" clearance between the earth and wood structural members. This project provides for the removal of excess soils and to provide the required soil clearances.

WATERPROOFING UPGRADES

Project Index #: 0515EXT2
Construction Cost \$31,000

The south facing exterior wall experiences water weeping through it during inclement weather. The water infiltration can be seen on the interior of the brick masonry wall and the most extensive weeping occurs directly below the roof scuppers. This project provides for waterproofing the exterior wall and decks by applying sealant and caulking and extending the roof scuppers and deck scuppers to grade rather than draining down the sides of the walls.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$543,900

Necessary - Not Yet Critical Two to Four Years

CONCRETE PATIO COATING REPLACEMENT

**Project Index #: 0515EXT3
Construction Cost \$9,000**

The concrete patio play area coating is delaminating and has reached the end of its useful life. This project recommends removing the existing patio coating, prepping the concrete surface and replacing it with a new slip resistant epoxy material.

CONCRETE SLAB REPAIRS

**Project Index #: 0515EXT4
Construction Cost \$1,500**

The concrete slab is failing at the railing support posts. This project recommends the removal and replacement of the concrete at the damaged areas.

EXTERIOR FINISHES

**Project Index #: 0515EXT1
Construction Cost \$99,000**

The painted exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing the entire building, priming and painting the stucco and trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

JANITORS CLOSET REPAIRS

**Project Index #: 0515INT3
Construction Cost \$1,700**

The mop sink in the Janitor Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

LIGHTING UPGRADE

**Project Index #: 0515ELE2
Construction Cost \$39,600**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

NONABSORBENT FINISHES

**Project Index #: 0515ENV1
Construction Cost \$19,000**

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 04/17/2003 and 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

REPLACE HVAC / VENTILATION SYSTEM

**Project Index #: 0515HVA1
Construction Cost \$372,600**

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system, replacing the fiberglass and flexible ducting and cleaning of the duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

Project Index #: 0515EXT5

Construction Cost \$1,500

STUCCO REPAIRS

The stucco finish on the exterior of the building is damaged in multiple areas and should be repaired to prevent further deterioration. The project recommends the damaged areas be repaired according the Portland Cement Association (PCA) and ASTM guidelines.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$102,700

Long-Term Needs

Four to Ten Years

Project Index #: 0515INT1

Construction Cost \$99,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0515PLM1

Construction Cost \$3,700

WATER HEATER REPLACEMENT

There is an 85 gallon gas-fired water heater in the basement. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

BUILDING INFORMATION:

Gross Area (square feet): 19,800	IBC Occupancy Type 1: 100 % B
Year Constructed: 1980	IBC Occupancy Type 2: %
Exterior Finish 1: 75 % Painted Stucco / EIFS	Construction Type: Reinforced Masonry & Wood
Exterior Finish 2: 25 % Slumpstone Masonry	IBC Construction Type: V-B
Number of Levels (Floors): 1	Basement? Yes
	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$62,700	Project Construction Cost per Square Foot: \$35.82
Priority Class 2: \$543,900	Total Facility Replacement Construction Cost: \$5,940,000
Priority Class 3: \$102,700	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$709,300	FCNI: 12%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Nevada Early Intervention Services Site - Site #9859
Description: ADA Accessible Parking Upgrade Needed.



Nevada Early Intervention Services Site - Site #9859
Description: Additional Erosion Control Needed.



Nevada Early Intervention Services Site - Site #9859
Description: Slurry Seal & Striping Needed.



Nevada Early Intervention Services - Building #0515
Description: View of the Interior



Early Intervention Services - Building #0515
Description: View of the Interior



Nevada Early Intervention Services - Building #0515
Description: Evidence of Water Leaks – Waterproofing Upgrades.



Nevada Early Intervention Services - Building #0515
Description: Regrade Crawlspace Needed .



Nevada Early Intervention Services - Building #0515
Description: Janitors Closet Repairs.



Nevada Early Intervention Services - Building #0515
Description: HVAC Replacement.



Nevada Early Intervention Services - Building #0515
Description: Fiberglass & Flex Replacement Needed.